

## CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

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**P.A.S.:** Ashley Heights 2<sup>nd</sup> Addition Final Plat #02035      **DATE:** February 13, 2003

**SCHEDULED PLANNING COMMISSION MEETING:**      **DATE:** March 5, 2003

**PROPOSAL:** A final plat consisting of 17 lots and 5 outlots.

**LAND AREA:** 18.18 acres, more or less.

**CONCLUSION:** Final plat is in conformance with the preliminary plat.

<b><u>RECOMMENDATION:</u></b>	Approval
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### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lot 31 Irregular Tract located in Section 10 T10N R6E.

**LOCATION:** Generally located at NW 48<sup>th</sup> and W. Thatcher Lane.

**APPLICANT:** M & S Construction  
805 M Street  
Lincoln, NE 68508

**OWNER:** M & S Construction

**CONTACT:** Michael Johnson  
Olsson Associates  
1111 Lincoln Mall  
Lincoln, NE 68508  
(402)474-6311

**EXISTING ZONING:** R-3, Residential

**EXISTING LAND USE:** Undeveloped

### **SURROUNDING LAND USE AND ZONING:**

North:	Residential, undeveloped	R-3, Residential
South:	Agricultural	AG, Agricultural
East:	Agricultural	AG
West:	Residential	R-3

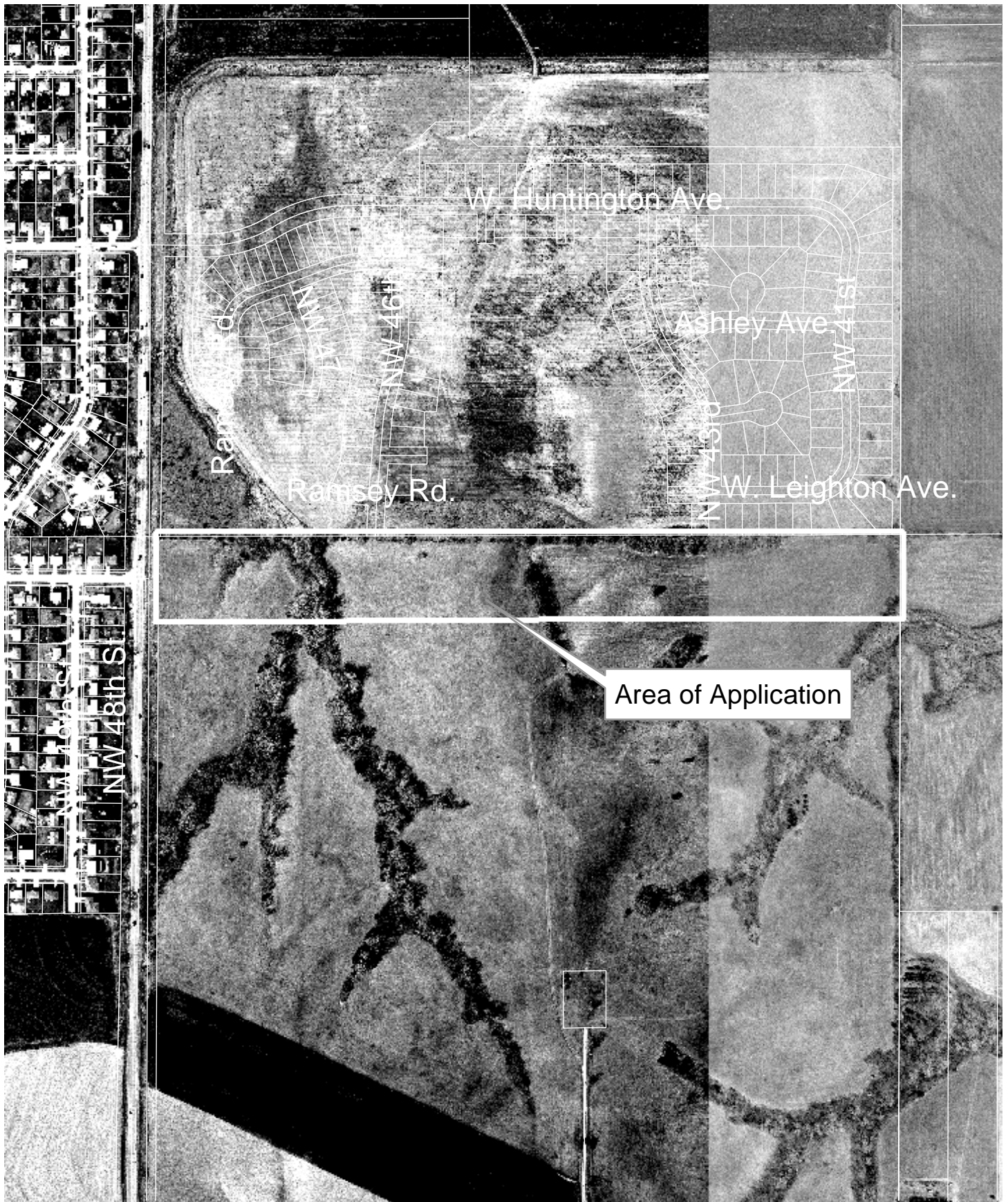
**HISTORY:** Ashley Heights 1<sup>st</sup> Addition Preliminary Plat #02001 was approved by the City Council on **June 24, 2002**.

**ANALYSIS:**

1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and ornamental lighting. Certificate of Deposits have been accepted for the completion of sidewalks, street trees and landscape screen.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

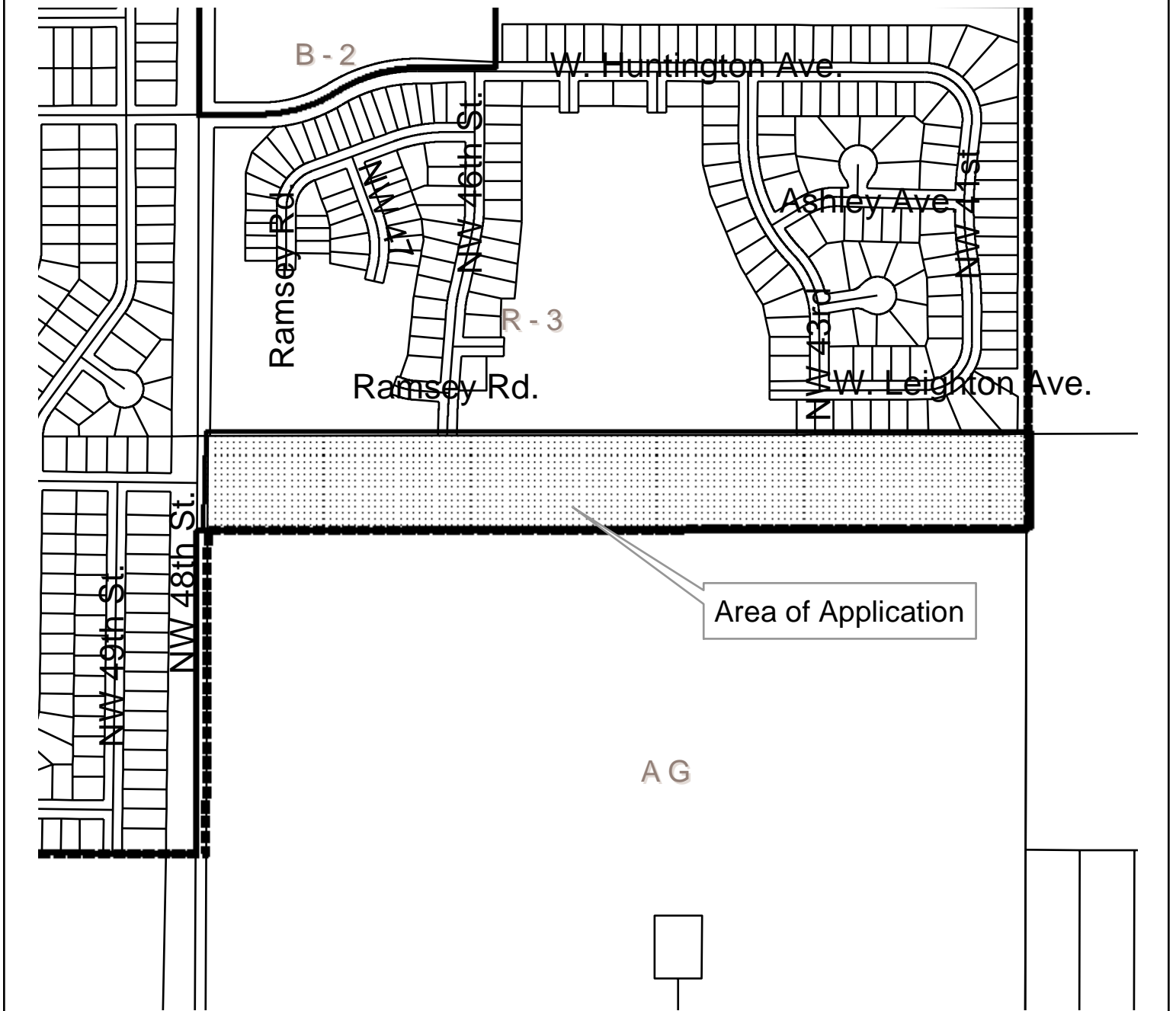
Prepared by:

Becky Horner  
Planner



**Final Plat #02035**  
**Ashley Heights 2nd Add.**



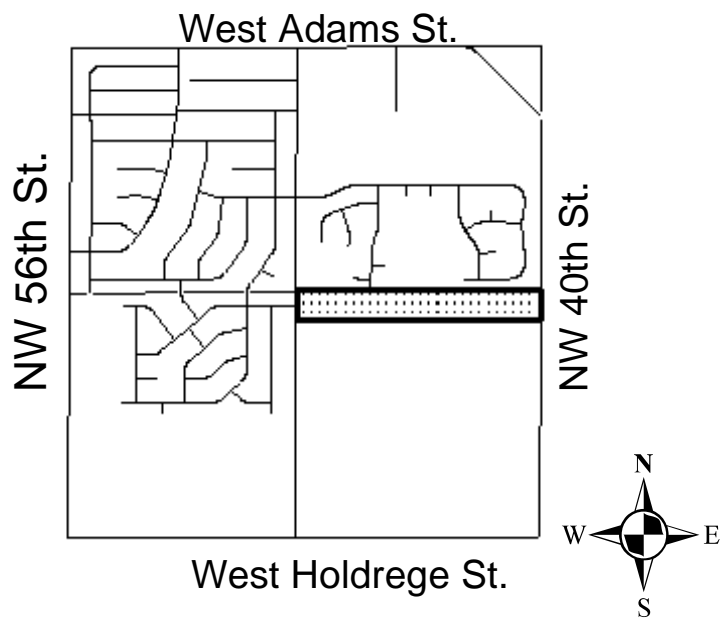
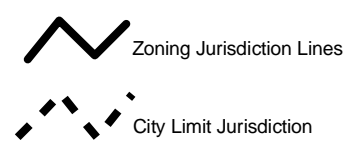


# **Final Plat #02035** **Ashley Heights 2nd Add.**

## **Zoning:**

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile  
 Sec. 18 T10N R6E





OLSSON ASSOCIATES  
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

11 July 2002

Mr. Kent Morgan  
Interim Planning Director  
Planning Department  
County-City Building  
555 South 10<sup>th</sup> Street  
Lincoln, Nebraska 68508

Re: Ashley Heights 2<sup>nd</sup> Addition  
Final Plat  
OA Project No.2002-0480

Dear Kent:

Enclosed are 12 prints of the above referenced Final Plat, a check in the amount of \$270.00 for the application fee, the completed application form, and one set of prints reduced to 8½ x 11. The proposed plat is generally located in Section 18, T10N, R6E, and more particularly described in the Surveyor's Certificate. The tax status form is being prepared by the City Treasurer and an ownership certificate is being prepared by Nebraska Title Company.

The proposed plat consists of 17 lots and 5 outlots. The Owner and Developer of this property is Mr. Paul Muff, President, M & S Construction, 805 "M" St., Lincoln, Ne 68508, Phone No. (402)477-3515. M & S Construction is the Owner and Developer of the un-sold lots and outlots of Ashley Heights Addition, and Ashley Heights 1<sup>st</sup> Addition.

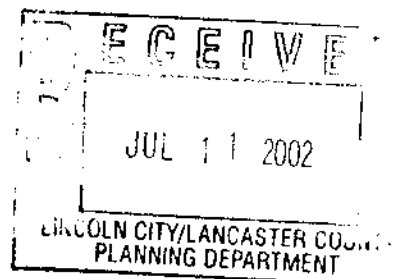
Please contact me if you have any questions or require additional information.

Sincerely,

Michael R. Johnson, R.L.S.

Encls.

cc: Paul Muff  
Phil Stettinger  
Darrick Rademacher



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